

# **Planning & Zoning Commission**



## **October 6, 2015**

**Regular Business Meeting**



# Wylie Planning and Zoning Commission

---

## NOTICE OF MEETING

Regular Meeting Agenda  
**Tuesday, October 6, 2015 – 6:00 p.m.**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building #100**

**Ron Smith**..... Chair  
**Dennis Larson**..... Vice Chair  
**David Williams** ..... Commissioner  
**Mike McCrossin** ..... Commissioner  
**Randy Owens** ..... Commissioner  
**Jerry Stiller** ..... Commissioner  
**Sonia Ahmed**..... Commissioner

**Renaè Ollie** ..... Planning Director  
**Jasen Haskins**..... Sr. Planner  
**Mary Bradley** .....Administrative Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.*

*Hearing impaired devices are available from the City Secretary prior to each meeting.*

### CALL TO ORDER

---

*Announce the presence of a Quorum.*

### INVOCATION & PLEDGE OF ALLEGIANCE

---

### CITIZENS COMMENTS ON NON-AGENDA ITEMS

---

*Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

---

1. Consider and act upon approval of the Minutes from September 15, 2015, Regular Meeting.

## REGULAR AGENDA

---

### **Regular Agenda**

1. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for CVS Country Club creating three lots on 5.573 acres, generally located southwest corner of Parker Road and Country Club Road.
2. Consider, and act upon a Site Plan for CVS Addition, Lot 1, Block A, creating a single lot, for the development of a General Store use, generally located on the southwest corner of Parker Road and Country Club Road.
3. Consider and act upon recommendation to City Council for Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.
4. Consider and act upon a Site Plan for an Amenity Center located within the Bozman Farms Phase 5 Addition, Lot 6, Block J, located at 1700 Collins Blvd.

## ADJOURNMENT

---

## CERTIFICATION

---

*I certify that this Notice of Meeting was posted on the 2nd day of October, 2015 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

---

**Carole Ehrlich, City Secretary**

---

**Date Notice Removed**

This page is intentionally blank



## Wylie Planning and Zoning Commission

---

### **Minutes**

#### **Wylie Planning & Zoning Commission**

**Tuesday September 15, 2015 – 6:00 pm**

**Wylie Municipal Complex – Room 230 Conference Room  
300 Country Club Road, Building 100**

### **CALL TO ORDER**

---

Chair Ron Smith called the meeting to order at 6:03 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner David Williams, Commissioner Randy Owens, and Commissioner Jerry Stiller. Commissioner Mike McCrossin and Commissioner Sonia Ahmed were absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, and Mary Bradley, Administrative Assistant

### **INVOCATION & PLEDGE OF ALLEGIANCE**

---

Vice Chair Larson gave the Invocation and Commissioner Owens led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

---

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

### **CONSENT ITEMS**

---

1. Consider and act upon approval of the Minutes from the September 1, 2015, Regular Meeting.

#### **Board Action**

A motion was made by Vice Chair Larson and seconded by Commissioner Stiller to approve the minutes for September 1, 2015, as submitted. Motion carried 5 – 0.

### **REGULAR AGENDA**

---

#### **Regular Agenda**

### **Item 1 – Preliminary Plat La Quinta**

Consider, and act upon, a recommendation to the City Council regarding Preliminary Plat La Quinta Addition, creating three lots on 10.31 acres, generally located on the southwest corner of FM 544 and Sanden Road.

#### **Staff Presentation**

Mr. Haskins stated that the applicant is Kevin Patel for Triangle Engineering. The property totals 10.31 acres and will create three commercial lots. On Lot 1, a 77 room La Quinta Inn Hotel will be constructed, and the lot is 2.452 acres. Lot 3 will be open space and is 1.957 acres, and maintained by the property owner. The remaining 5.901 acres on Lot 2 may be developed at a later time.

The property is zoned as Planned Development 2012-03.

A Site Plan for Lot 1 is on the current agenda for consideration.

Staff recommends approval, subject to additions and alterations as required by the City Engineering Department.

#### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioner Williams, to recommend approval to the City Council for Preliminary Plat La Quinta Addition. Motion carried 5 – 0.

### **Item 2 – Site Plan La Quinta**

Consider, and act upon, a Site Plan for La Quinta Hotels, Lot 1, Block A, creating a single lot, for the development of a 77 room hotel, generally located on the southwest corner of FM544 and Sanden Blvd.

#### **Staff Presentation**

Mr. Haskins stated that the property totals 2.449 acres and will create a single lot for a hotel use.

The Preliminary Plat is on the current Agenda for consideration.

The property is part of an overall Planned Development Ordinance 2012-03, which totals approximately 34 acres.

The applicant is proposing a 77 room hotel in a four story building. The Elevations for the structure call for a tower of approximately 71 feet. The allowed height within the Zoning Ordinance is 50 feet. The tower shown on the plans exceed the 50 foot requirement. However, staff is recommending approval due to the maximum height requirement being a part of the required architectural variations in the façade.

The primary access will be FM 544, with other access available as the Lot 2 is developed.

Staff recommends approval, subject to additions and alterations as required by the City Engineering Department.

### **Board Action**

A motion was made by Vice Chair Larson, and seconded by Commissioner Stiller, to approve the Site Plan for La Quinta Hotel. Motion carried 5 – 0.

### **Public Hearing**

#### **ZC 2015-10 – 710 Business Way**

Hold a public hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) District to Planned Development-Light Industrial (PD-LI), to allow Light industrial uses; on approximately 2 acres generally located west of Commerce Street and south of Business Way (710 Business Way). **ZC 2015-10**

### **Staff Presentation**

Ms. Ollie stated that the applicant is requesting to amend the zoning on approximately two acres of commercially zoned land to allow limited light industrial uses and to establish guidelines for such development.

The Planned Development Conditions allow a rear yard setback of 20 feet as opposed to the current zoning requirement of 25 feet. Accessory outside storage will be allowed in designated places. In addition, the PD requests that no irrigation be required and the existing landscaped/grassy area to remain as is.

Eleven notifications were mailed to surrounding properties. No comment was received in favor, and one response opposing the request.

### **Board Discussion**

Mr. Sam Satterwhite, Director, Wylie Economic Development Corporation, represented applicant, stated that the use is Light Assembly (Miniature Extrusion). The outside storage will be on concrete. The access for 18-wheeler trucks will be on the east side and west side of the building. Both sides of the building include roll up doors of the building. The properties to the northeast of the subject property are Light Industrial Uses, and the properties located on the eastside of Commerce are all Light Industrial uses.

### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioner Owens, to recommend approval to the City Council ZC 2015-10, to change zoning from (CC) District to PD-LI. Motion carried 5 – 0.

### **Miscellaneous**

Chair Smith reminded the Commissioners of the next meeting, October 6, 2015.

### **ADJOURNMENT**

---

A motion was made by Commissioner Owens, and seconded by Vice Chair Larson to adjourn the meeting at 6:39PM. All Commissioners were in consensus.

---

**Ron Smith, Chair**

**ATTEST:**

---

**Mary Bradley, Administrative Assistant**



# Wylie Planning & Zoning

## AGENDA REPORT

**Meeting Date:** October 6, 2015  
**Department:** Planning  
**Prepared By:** Jasen Haskins  
**Date Prepared:** September 29, 2015

**Item Number:** 1  
*(City Secretary's Use Only)*  
**Subdivision:** CVS Country Club Addition  
**Zoning District:** PD 2006-02  
**Exhibits:** Preliminary Plat

### Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for CVS Country Club Addition, creating three lots on 5.573 acres, generally located on the southwest corner of Country Club Road and Parker Road.

### Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for CVS Country Club Addition, creating three lots on 5.573 acres, generally located on the southwest corner of Country Club Road and Parker Road.

### Discussion

**APPLICANT: Winkleman and Associates, Inc. OWNER: Parker Country Club, L.P. / CVS Pharmacy, LLC**

The property totals 5.573 acres and will create three lots. Lot 1 will contain a General Merchandise Store use (Pharmacy/General), Lots 2 and 3 are the remaining acreage that may be further subdivided and used as permitted under PD 2006-02.

The plat shall also dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

A Site Plan is also on this agenda for consideration.

This Preliminary Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>09-30-15</u>

[illegible]



# Wylie Planning & Zoning

## AGENDA REPORT

**Meeting Date:** October 6, 2015  
**Department:** Planning  
**Prepared By:** Jasen Haskins  
**Date Prepared:** September 29, 2015

**Item Number:** 2  
*(City Secretary's Use Only)*  
**Subdivision:** CVS Country Club Addition  
**Zoning District:** PD 2006-02  
**Exhibits:** Site Plan, Landscape Plan, Elevations

### Subject

Consider, and act upon a Site Plan for CVS Addition, Lot 1, Block A, creating a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.

### Recommendation

Motion to approve a Site Plan for CVS Addition, Lot 1, Block A, creating a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.

### Discussion

**APPLICANT:** Winklemann and Associates, Inc. **OWNER:** Parker Country Club, L.P. / CVS Pharmacy, LLC

The property totals 1.895 acres and will create a single lot for a General Store Use. The subject property is part of the approximately four acres of a Planned Development approved in 2006.

The applicant is proposing a Pharmacy / General Store in a single story building.

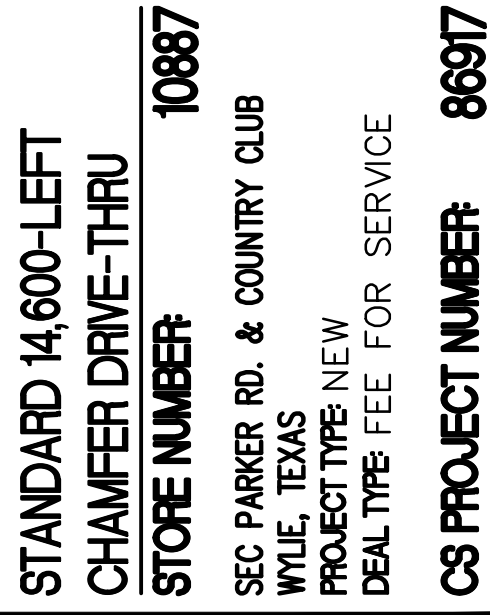
The property will have access to the site off of Parker Road and off of Country Club Road.

The Preliminary Plat is on the current agenda for consideration.

This Site Plan meets the required site, landscaping and architectural design standards and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>09-30-15</u>



**Civil Engineer**

**Winkermann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

(972) 480-7090  
(972) 480-7098 FAX


6750 HILLCREST PLAZA, SUITE 325  
DALLAS, TEXAS 75230

Professional Engineer No. 89  
Texas Surveyor Registration No. 100866-00

COPYRIGHT © 2015, Winkermann & Associates, Inc.

**CONSULTANT:**

DEVELOPER:



**Orange Development LLC**  
**1200 Corporate Drive**  
**Suite G-50**  
**BIRMINGHAM, AL 35242**  
**TEL: (205)408-3443**  
**FAX: (205)408-1850**

**SEAL:** *Michael Dwyer*

THESE PLANS WERE PREPARED UNDER THE  
DIRECT SUPERVISION OF MICHAEL T. DOGGETT,  
P.E. #98628. THESE ARE ISSUED FOR INTERIM  
REVIEW PURPOSES ONLY. THEY ARE NOT TO  
BE USED FOR CONSTRUCTION PURPOSES.

OFFICIAL SEAL OF THE STATE OF CALIFORNIA  
REGISTERED PROFESSIONAL ENGINEER  
MICHAEL T. DOGGETT  
#98628 (00/01)

02 - 2015

REVISIONS:

00-2015

FILE NAME:	70955--SITE.dwg
JOB NUMBER:	70955
DATE:	9/9/2015
TITLE:	

# SITE PLAN

SHEET NUMBER:

$$\frac{\dot{I}}{S}$$

COMMENTS:  
NOT FOR CONSTRUCTION



*SITE PLAN  
CVS-COUNTRY CLUB ADDITION  
BLOCK 1, LOT 1*

1.895 ACRES (82,534 S.F.)






WILLIAM PATTERSON SURVEY,  
ABSTRACT NO. 716  
CITY OF WYLLIE  
COLLIN, TEXAS  
CITY PROJECT NO.

DEVELOPER: ORANGE DEVELOPMENT, INC. PARKER COUNTRY CLUB, LP  
1200 CORPORATE DRIVE, SUITE G-50 2101 CEDAR SPRINGS RD, STE. 1050  
BIRMINGHAM, ALABAMA 35242 DALLAS, TEXAS 75201  
(205) 408-3443 (972) 385-1907

ENGINEER/SURVEYOR:  
WINKELMANN & ASSOCIATES INC.  
6750 HILLCREST PLAZA DR., # 325  
DALLAS, TEXAS 75230  
(972) 490-7090

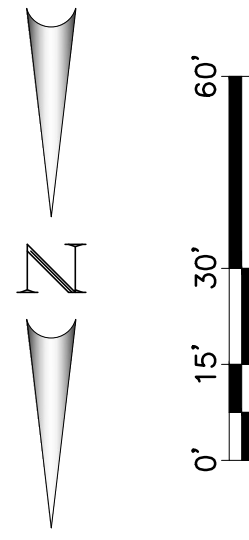
ARCHITECT:  
GENESIS DESIGN GROUP  
421 W. HARWOOD RD #210  
HURST, TEXAS 76054  
(817) 285-7444

## SITE PLAN LEGEND

- |   |                               |
|---|-------------------------------|
|  | EXISTING TRAFFIC SIGNAL       |
|  | NUMBER OF PARKING SPACES      |
|  | ACCESSIBLE PARKING SPACES     |
|  | IRRIGATION BACKFLOW PREVENTER |
| LA  | LANDSCAPED AREA               |
|  | PROPOSED FIRE LANE            |



**VICINITY MAP**  
**NOT TO SCALE**





STANDARD 14,600-LEFT  
CHAMFER DRIVE-THRU  
STORE NUMBER 10887  
SEC PARKER RD. & COUNTRY CLUB  
WYLE, TEXAS  
PROJECT TYPE NEW  
DEAL TYPE FEE FOR SERVICE  
CS PROJECT NUMBER 86917

CIVIL ENGINEER:  
**Winkelmann & Associates, Inc.**  
CONSULTING ENGINEERS - CIVIL  
4930 HILLCREST PLAZA, SUITE 200  
DALLAS, TEXAS 75230  
Phone: (214) 492-7200  
Fax: (214) 492-7208  
Fees: Surveyors Registration No. 120866-02  
Copyright © 2012, Winkelmann & Associates, Inc.

CONSULTANT:

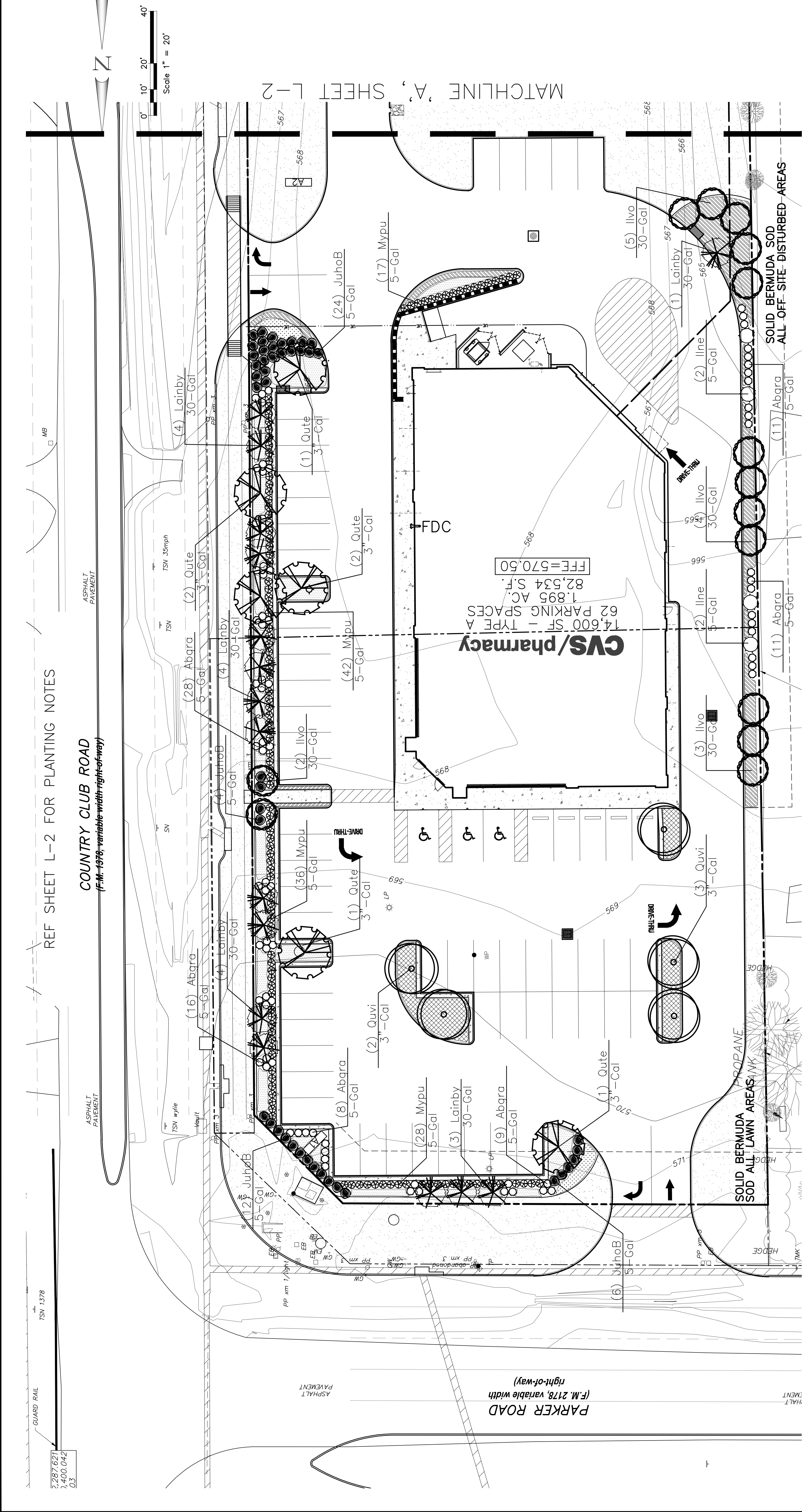
DEVELOPER:  
Orange Development LLC  
1200 Corporate Drive  
Suite G-50  
BIRMINGHAM, AL 35242  
TEL: (205) 408-4443  
FAX: (205) 408-1850

SEAL:

REVISIONS:

FILE NAME: 70955-LAN.dwg  
JOB NUMBER: 70955  
DATE: 8/13/2015  
TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-1  
COMMENTS: NOT FOR CONSTRUCTION



PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
○	14	Ilvo	Ilex vomitoria	Yaupon holly	30-Gal	B & B; Matched
⊗	121	Mypu	Myrica pusilla	Dwarf Wax Myrtle	5-Gal	36" O.C.
○	80	Abgra	Abelia grandiflora	Glossy abelia	5-Gal	36" O.C.
⊗	46	JuhoB	Juniperus horizontalis	Bar Harbor juniper	5-Gal	48" O.C.
⊗	16	Lainby	Lagerstroemia indica	'Byar's White' Crape myrtle	30-Gal	3-5 cones
○	4	lne	Ilex x 'Nellie R. Stevens'	Nelly R. Stevens holly	5-Gal	Matched
⊗	6	Qute	Quercus texana	Texas red oak	3"-Cal	B & B; single, straight trunk
○	5	Quvi	Quercus virginiana	Southern live oak	3"-Cal	B & B; single, straight trunk
⊗	521	Stte	Stipa tenuissima	Mexican feathergrass	1-Gal	24" O.C.
⊗	1626	Eufo	Eunonymus fortunei	Purple Wintercreeper	4" Pot	12" O.C.
⊗	900	Liri	Liriope	Liriope	4" Pot	12" O.C.
⊗	340	Seco	Cynodon dactylon	Solid Bermuda sod	Sod	Solid
⊗				Seasonal Color		9" O.C.

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.

NOTE:  
NO LANDSCAPE PLANTINGS  
WITHIN 18" OF PARKING  
LOT CURBS.

CAUTION!!!  
UNDERGROUND UTILITIES ARE LOCATED IN  
THIS AREA. 48 HOURS PRIOR TO ANY  
EXCAVATION, CALL 811 TO HAVE THE  
LOCATES FOR FRANCHISE UTILITY INFO.  
CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
TEXAS ONE CALL SYSTEMS  
1-800-245-4545  
LOVE STAR NOTIFICATION CENTER  
1-800-680-6044 EXT. 3  
BEFORE  
YOU DIG..

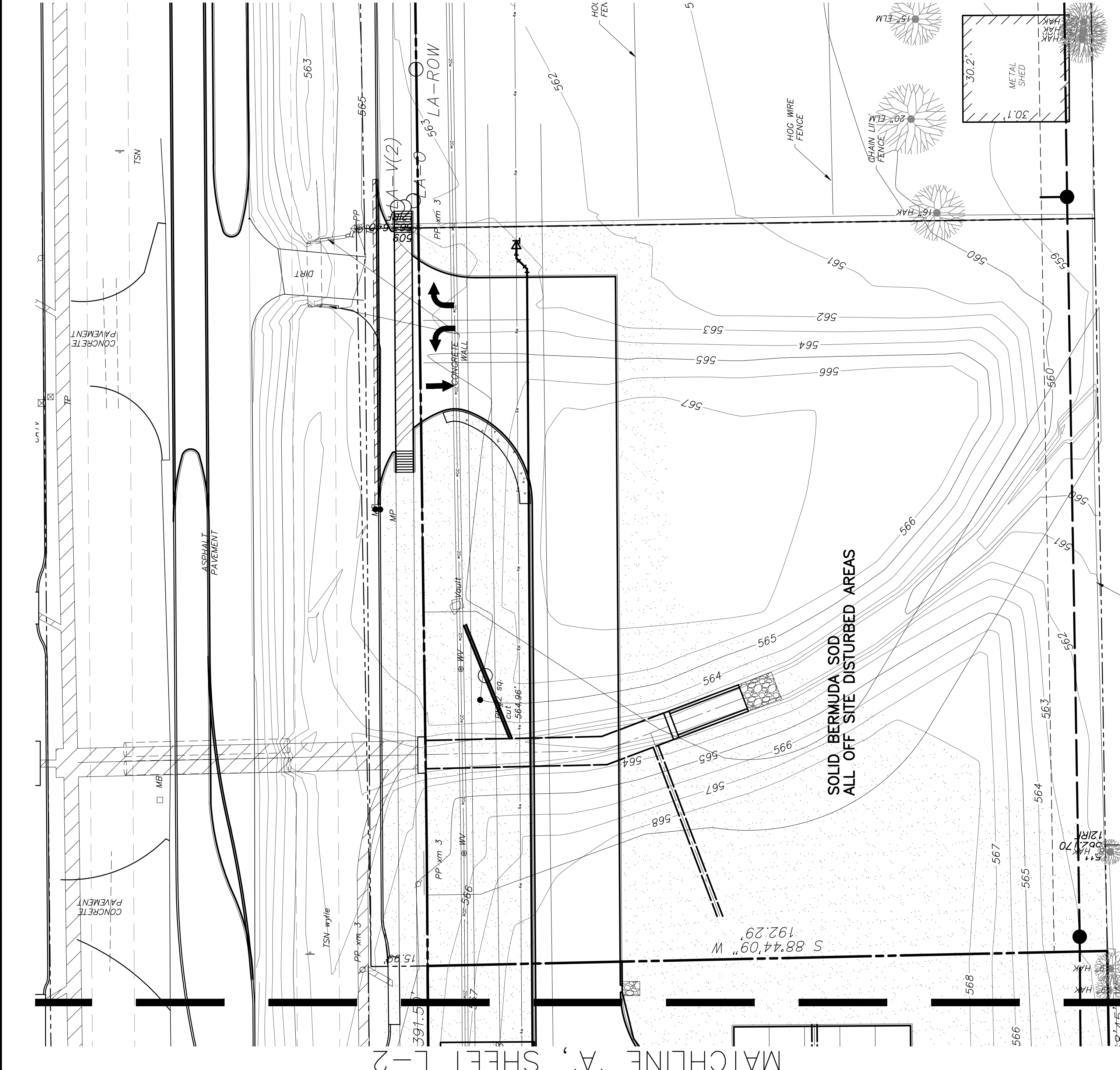
TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH  
TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT  
IRRIGATION SYSTEM. SOD TURF IN  
ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND  
EROSION CONTROL PLANS.

FAIN • CUPPETT  
LANDSCAPE ARCHITECTS, LLC  
2000 MACHINIST BLDG, SUITE B  
NORTH RICHMOND HILL, TX 77068-1087  
PAVING AND SITE WORK PLANNING • LANDSCAPE ARCHITECTURE • INFRASTRUCTURE DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LICENSED PROFESSIONAL ARCHITECT, STATE OF TEXAS, NO. 00118087. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. INHERENT IN THE NATURE OF THIS ELECTRONIC DRAWING FILE, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE ORIGINAL DRAWING FILE. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

09/23/15

LANDSCAPE PLAN



REF SHEET L-1 FOR PLANT LEGEND

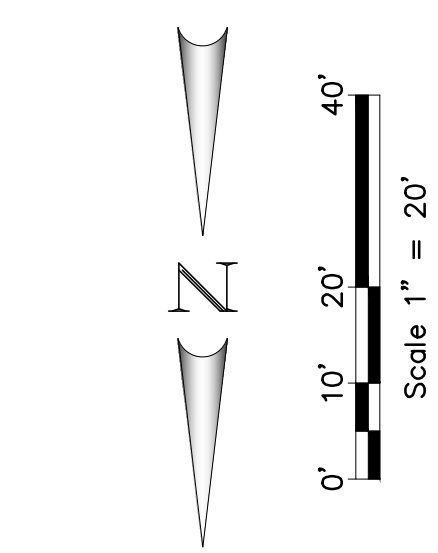
NOTE:  
NO LANDSCAPE PLANTINGS  
WITHIN 18" OF PARKING  
LOT CURBS.

**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY EXCAVATION, THE UTILITY LOCATIONS MUST BE LOCATED FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.

TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-245-4545  
TEXAS ONE CALL SYSTEMS  
1-800-868-8044 EXT. 5

**BEFORE YOU DIG...**

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.



4-7 CITY OF WILE SITE REQUIREMENTS			
ELEMENT	LOT 1 = 82,234 SF	DESIRABLES (A MINIMUM REQUIRED)	# MET
BUILDING PLACEMENT	BASE STANDARD	• BUILDINGS AT THE FRONT YARD LINE (Y/L) OR IN THE FRONT YARD	1
	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	• INDIVIDUAL BUILDINGS WITH FOOTPRINTS = OR MORE THAN 10' WIDE	
PARKING PLACEMENT	• MULTIPLE ISLANDS PLACED TO CREATE A MINIMUM 10' WIDE DRIVEWAY	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	0
	• PARKING SPACES AT LEAST 10' FROM THE BUILDING	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	
ACCESS DRIVES	• MINIMUM WITH PINE OF 24' AND TURNING RADIUS OF 25'	• COMBINED ACCESS POINTS WITH ADJACENT DRIVEWAYS	2
	• ACCESS DRIVES SERVING AT LEAST 150' FROM THE BUILDING	• DIRECT CONNECTION BETWEEN BUILDINGS	
LANDSCAPING OF PARKING LOT	• ACCESS DRIVES SERVING AT LEAST 150' FROM THE BUILDING	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	1
	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	

4-8 CITY OF WILE LANDSCAPE REQUIREMENTS			
ELEMENT	LOT 1 = 82,234 SF	DESIRABLES (A MINIMUM REQUIRED)	# MET
LANDSCAPING IN REQUIRED YARDS	BASE STANDARD	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	1
	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	
LANDSCAPING OF PARKING LOT	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	2
	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	
VISUAL SCREENING	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	1
	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	• EXISTING AND/OR FENCES ORIENTED TOWARD THE STREET	

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELEGRAPH, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. BRANCHES TO INCLUDE REMOVAL OF DEAD AND DISEASED BRANCHES AND LIMBS, AND REMOVAL OF BRANCHES AND OTHER INVASIVE GROWTH, AND ALL REMAINING BRANCHES TO BE PRUNED TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH WITH A SLOPE OF 4:1 OR GREATER.
14. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
15. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN).
16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.
- 17.

**FAIN • CUPPITT**  
LANDSCAPE ARCHITECTS, LLC  
10000 North Loop West, Suite 1000  
Houston, Texas 77057-2400  
Phone: 281-460-1111 Fax: 281-460-1112

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPITT, LANDSCAPE ARCHITECT, LICENSE NO. 10000. THIS FILE IS THE PROPERTY OF FAIN • CUPPITT LANDSCAPE ARCHITECTS, LLC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULES 5.001-5.003, THE USER OF THIS FILE SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS FOR ANY MODIFICATION TO THE USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE RULES OF THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

08/23/15

LANDSCAPE PLAN

**STANDARD 14,600-LEFT  
CHAMFER DRIVE-THRU**

**STORE NUMBER: 10887**

**SEC PARKER RD. & COUNTRY CLUB  
WILE, TEXAS**

**PROJECT TYPE: NEW**

**DEAL TYPE: FEE FOR SERVICE**

**CS PROJECT NUMBER: 86917**

**CIVIL ENGINEER:**

**Winkelmann & Associates, Inc.**  
10000 North Loop West, Suite 1000  
Houston, Texas 77057-2400  
Phone: 281-460-1111 Fax: 281-460-1112

CONSULTANT:

**DEVELOPER:**

**Orange Development LLC.**  
1200 Corporate Drive  
Suite G-50  
BIRMINGHAM, AL 35242  
TEL: (205) 408-3443  
FAX: (205) 408-1850

SEAL:

REVISIONS:

FILE NAME:	70955-LAN.dwg
JOB NUMBER:	70955
DATE:	8/3/2015

TITLE:	LANDSCAPE PLAN
--------	----------------

SHEET NUMBER:	L-2
---------------	-----

COMMENTS:	NOT FOR CONSTRUCTION
-----------	----------------------



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

*Proposed Materials*

**CVS/pharmacy**  
Wylie, TX



This page is intentionally blank



# Wylie Planning & Zoning

## AGENDA REPORT

**Meeting Date:** October 6, 2015  
**Department:** Planning  
**Prepared By:** Jasen Haskins  
**Date Prepared:** September 24, 2015

**Item Number:** 3  
**Subdivision:** Kreymer Park  
**Zoning District:** PD 2015-29  
**Exhibits:** Preliminary Plat

### Subject

Consider and act upon recommendation to City Council for Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

### Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

### Discussion

**OWNER: Amalgamated Properties, LLC**

**ENGINEER: Dietz**

The property totals 45.57 acres and will create 151 single-family residential lots and three open space lots for park and recreational purposes. The subject property is part of the Kreymer Park development approved in September 2015 as a Planned Development District (PD 2015-29).

The open spaces, lots 1X, 2X, and 3X are dedicated to and owned by the City and will be maintained by the Kreymer Park HOA.

The plat shall also dedicate necessary rights-of-way, and utility easements.

The Preliminary Plat complies with the approved Development Plan & Concept which was approved with the PD for the development.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

### Approved By

**Department Director**

*Initial*  
RO

*Date*  
09-29-15



This page is intentionally blank



# Wylie Planning & Zoning

## AGENDA REPORT

**Meeting Date:** October 6, 2015  
**Department:** Planning  
**Prepared By:** Jasen Haskins  
**Date Prepared:** September 24, 2015

**Item Number:** 4  
**Subdivision:** Bozman Farms Phase 5  
**Zoning District:** PD 2002-52  
**Exhibits:** Site Plan, Landscape Plan, & Elevations

### Subject

Consider, and act upon, an approval of a Site Plan for an Amenity Center located within the Bozman Farms Phase 5 Addition, Lot 6, Block J, located at 1700 Collins Blvd.

### Recommendation

Motion to approve a Site Plan for an Amenity Center located within the Bozman Farms Phase 5 Addition, Lot 6, Block J, located at 1700 Collins Blvd.

### Discussion

**Owner:** Development Solutions BZ

**Applicant:** Ridinger Associates

The applicant is proposing an Amenity Center on a single lot of 1.125 acres.

The proposal includes a swimming pool, restrooms, picnic facilities, and a playground area along with a trail connection.

As presented this item complies with and/or exceed the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

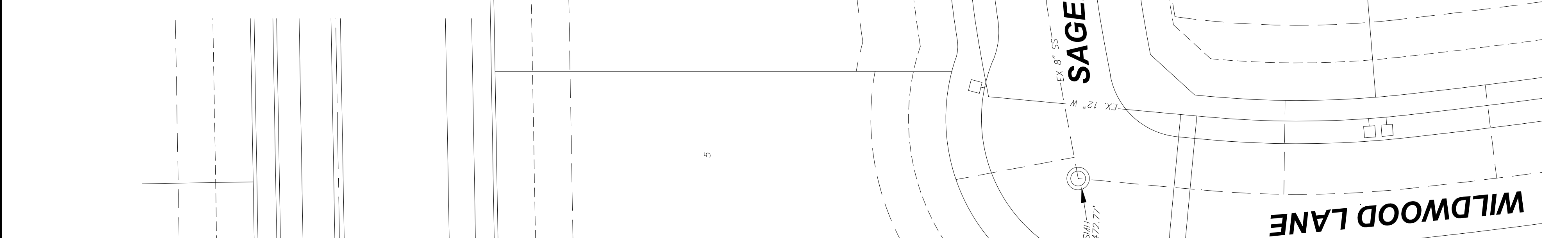
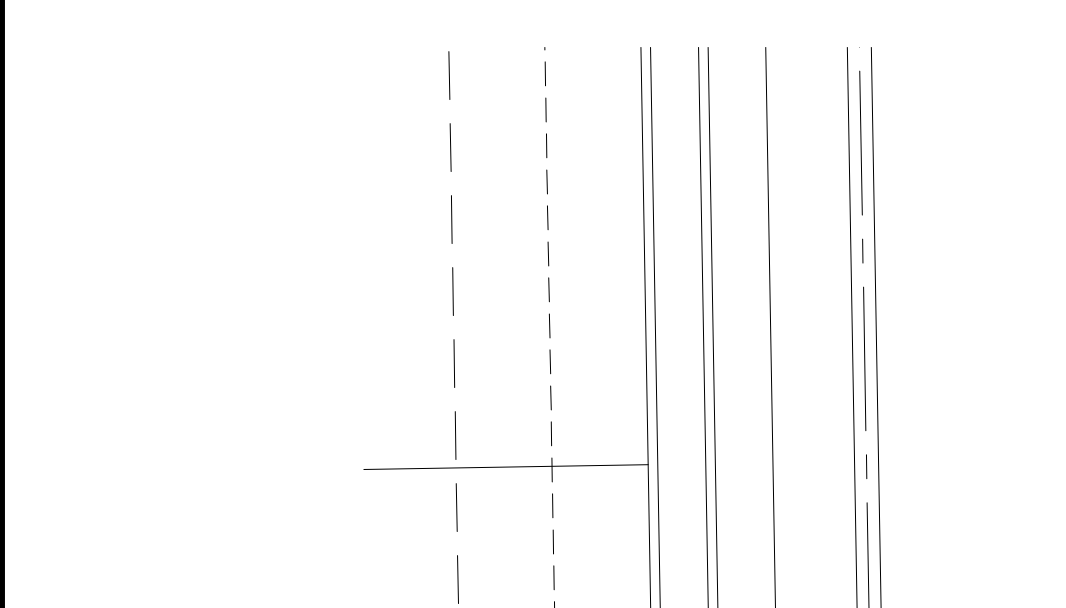

### Approved By

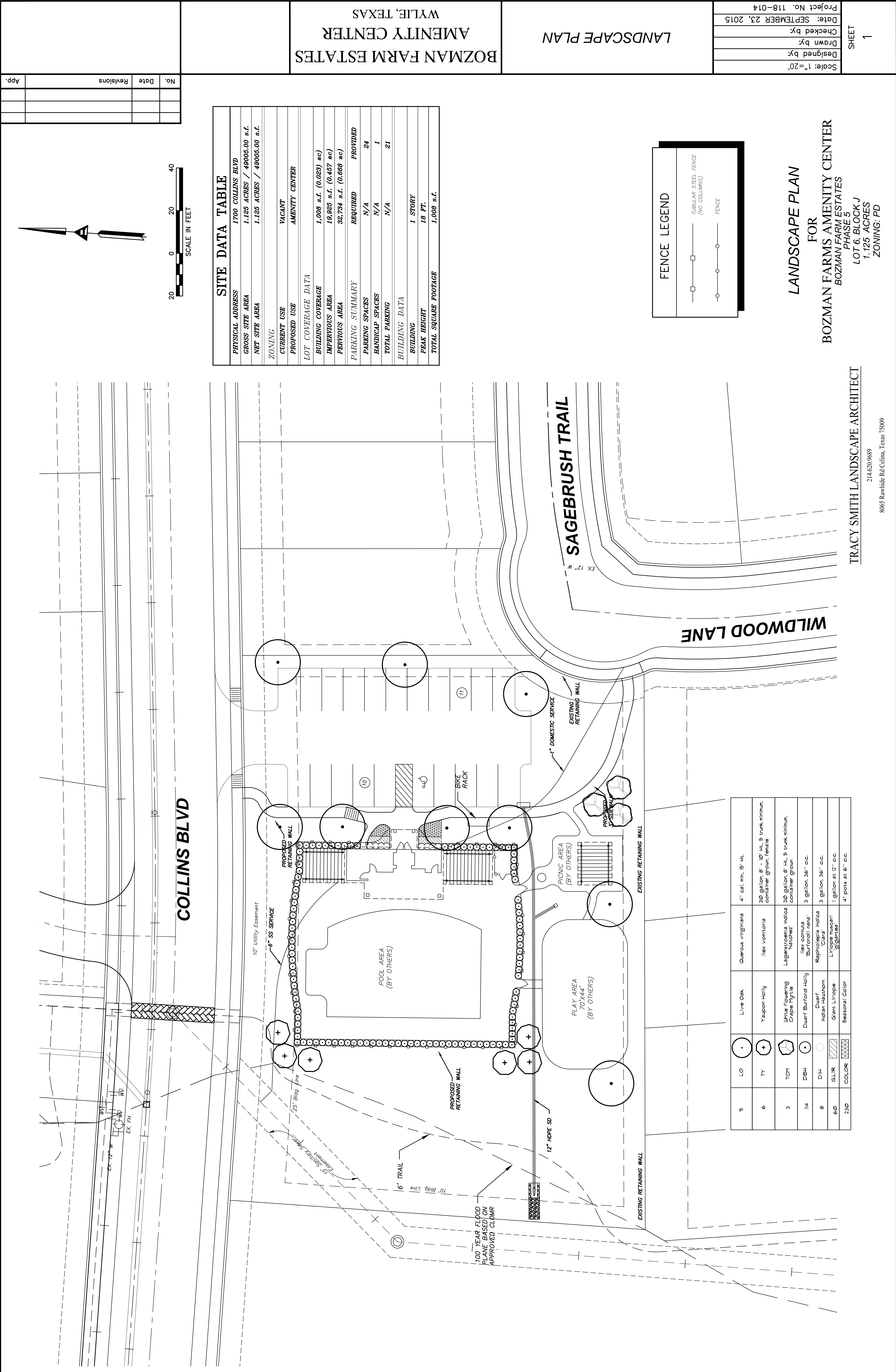
	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>09-30-15</u>

P&Z 10-6-2015

## JOSH TRAIL

---

[illegible]



TRACY SMITH LANDSCAPE ARCHITECT

214.620.9689  
8063 Rawhide Rd Celina, Texas 75009

214.620.9689

LOT 6, BLOCK J  
1.125 ACRES  
ZONING: PD

BOZMAN FARMS AMENITY CENTER

BOZMAN FARM ESTATES

PHASE 5

LOT 6, BLOCK J

1.125 ACRES

ZONING: PD

SHEET

1

LANDSCAPE PLAN

FOR

BOZMAN FARMS AMENITY CENTER

BOZMAN FARM ESTATES

PHASE 5

LOT 6, BLOCK J

1.125 ACRES

ZONING: PD

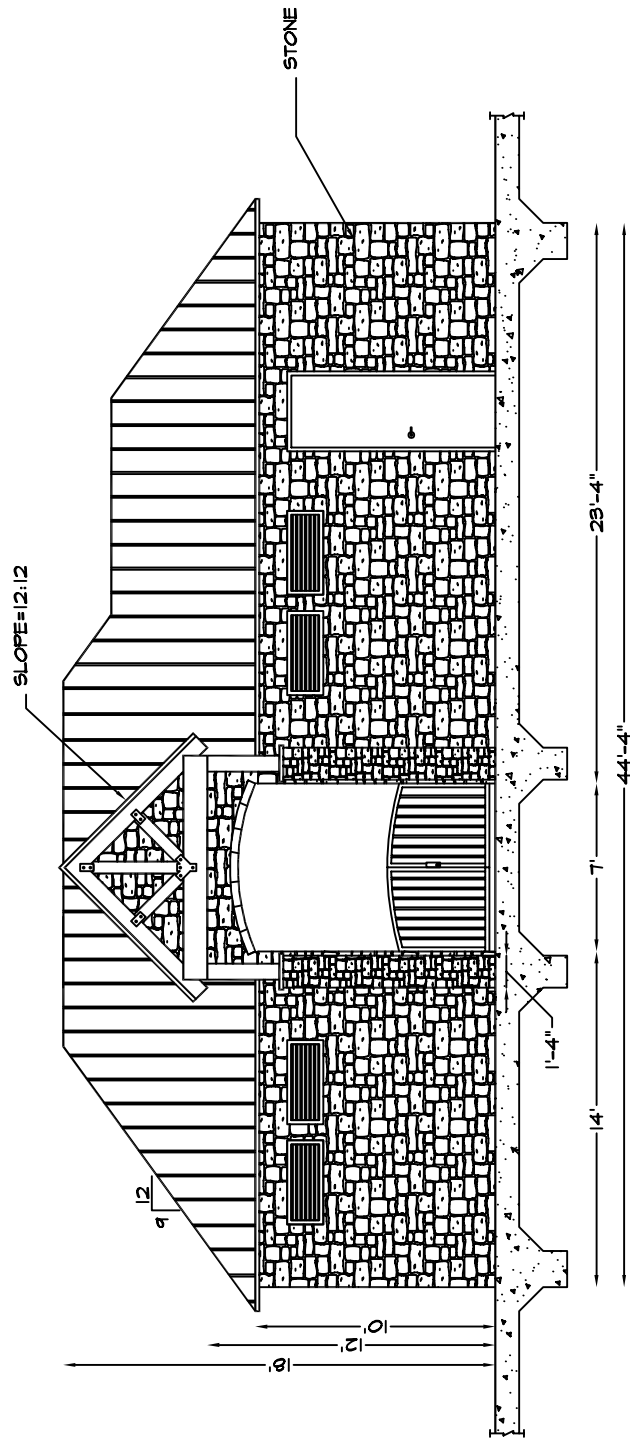
Scale: 1"=20'  
Designed by:  
Drawn by:  
Checked by:  
Date: SEPTEMBER 23, 2015  
Project No. 118-014

LANDSCAPE PLAN

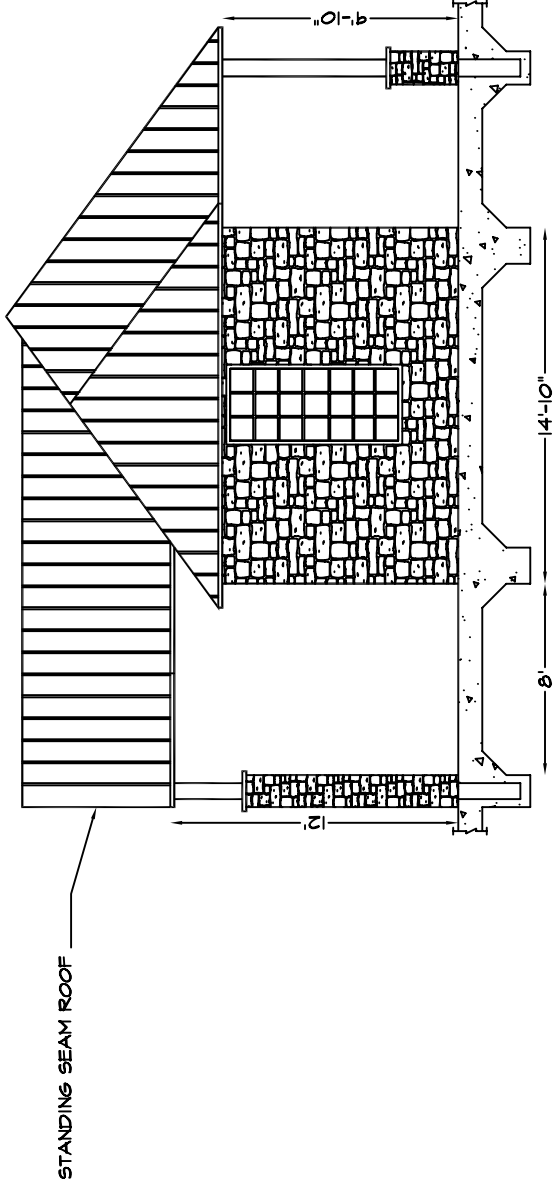
BOZMAN FARM ESTATES  
AMENITY CENTER  
WYLIE, TEXAS

POOL BUILDING ELEVATIONS:

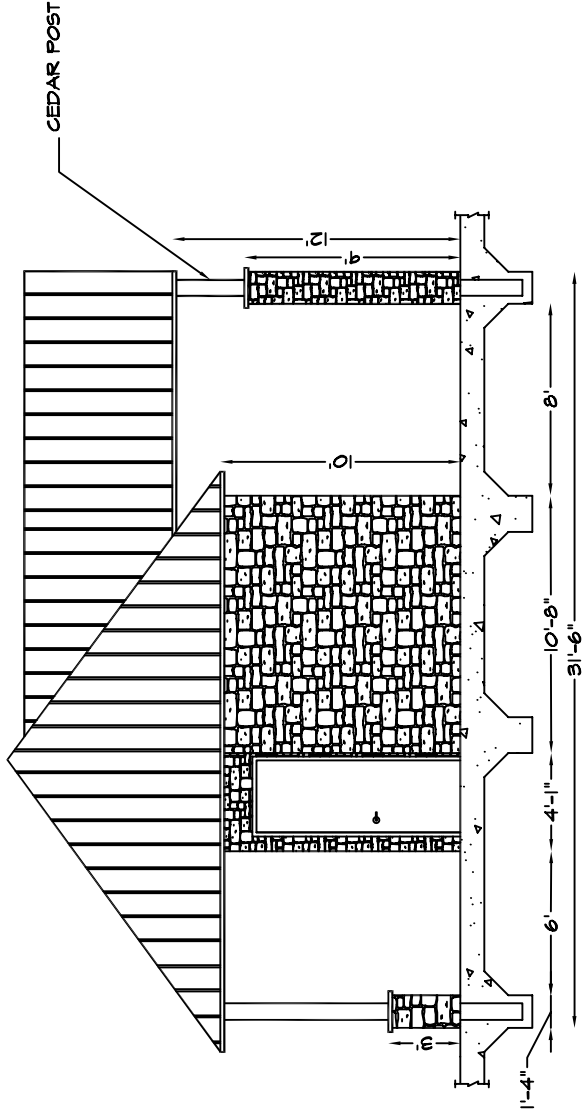
FRONT ELEVATION



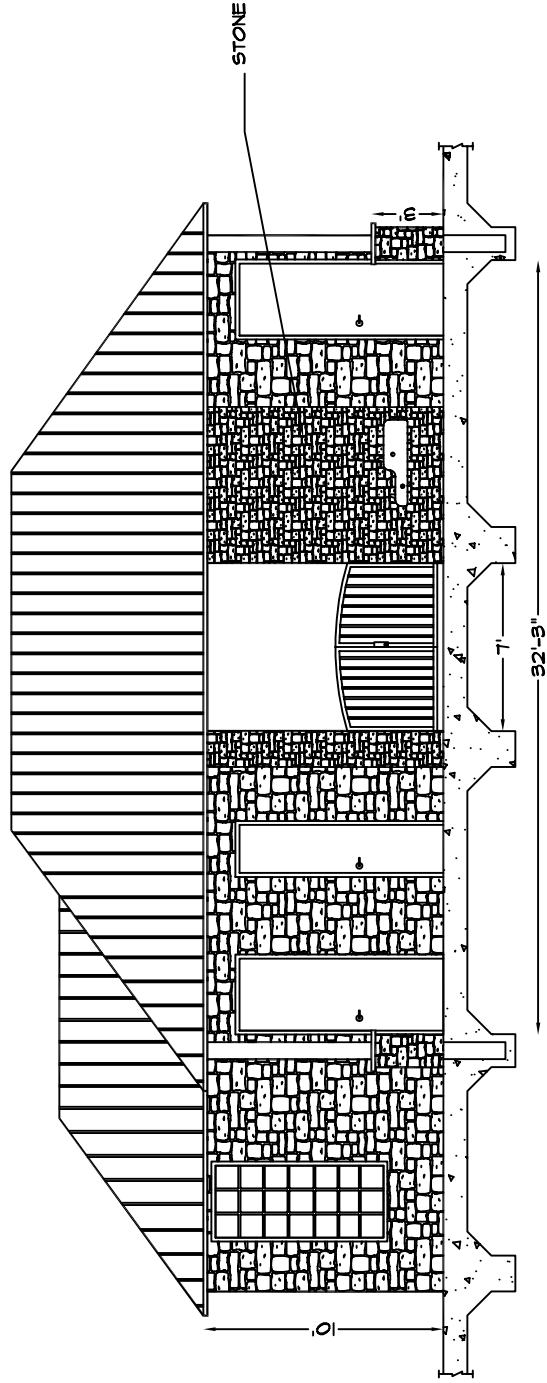
RIGHT ELEVATION



LEFT ELEVATION

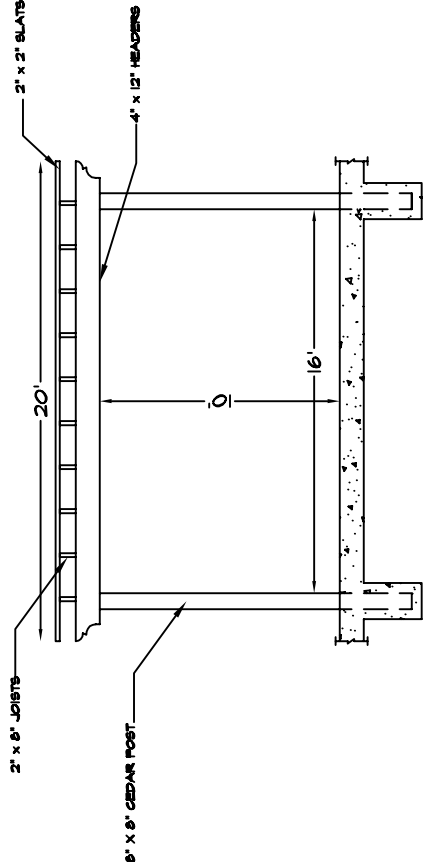


REAR ELEVATION



ARBOR DETAILS:

Front Elevation



Arbor will be of Stained Cedar Construction with 2\"/>

**GOLD MEDAL POOLS**  
4326 Preston Road Frisco, Texas 75034  
972-712-4653 (**GOLD**)



STEVE SANDLER'S  
**GOLD MEDAL**  
POOLS  
& Outdoor Living  
[www.goldmedalpools.com](http://www.goldmedalpools.com)

THIS DRAWING IS THE  
PROPERTY OF  
GOLD MEDAL POOLS & SPAS  
AND MAY NOT BE USED FOR  
THE DESIGN OR  
CONSTRUCTION OF A POOL OR  
SPA WITHOUT THE EXPRESS  
WRITTEN PERMISSION  
OF STEVE SANDLER'S  
GOLD MEDAL POOLS AND SPAS

**Plan Dated:**  
**09-22-15**

POOL BUILDING ELEVATIONS  
SCALE 1/8" = 1'-0"  
WET DOWN GUNITE AT LEAST TWICE  
DAILY FOR 7 DAYS. DO NOT TURN ON  
POOL LIGHT WHEN THE POOL IS EMPTY

Legal Description	Lot No. 1X	Blk. No. A
	Addition	Bozman Farm Estates Ph. 5
	Permit Office	Wylie, Tx
	Mgr.	Josh Sandler
	Salesperson	Craig Kooda
	Designer	Israel Solo